

District V Advisory Board Minutes
January 7, 2002
DISTRICT V ADVISORY BOARD, 2002
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The District V Advisory Board meeting was held at 7:00 p.m. at the Auburn Hills Golf Course Clubhouse at 335 S. 135th Street West. In attendance were the District V City Council Member, nine (9) District Advisory Board Members including three (3) youth members, twelve (12) City staff, and four (4) citizens.

Members Present

David Almes
Bob Bulman
Sean Cash
David Dennis
Amy Garcia
Margarita Farelle-Hunt
Fran Hoggatt
Andy Johnson
Teresa Schmidt
Debbie Scrafford
Christina Kostelecky
Council Member Bob Martz

Members Absent

Bob Sorenson
Maurice Ediger
Brendon Groves

Staff

Donna Goltry, Planning Department
Walt Bratton, Park & Recreation Department
Vicki Mork, City Manager's Office

Guests

Senator Les Donovan, 314 N. Rainbow Lake Rd
Joe Rodriquez, Wichita Eagle
Terry Smythe, Baughman Company
George Walta, 10630 Carr

ORDER OF BUSINESS

Call to Order

Council Member Martz called the meeting to order at 7:11 p.m. explaining the purpose of the District V Advisory Board as community advisors to the District V City Council Member. He further explained that although he chairs the Board meetings, the actions taken by the Board do not include a vote by him, even in the case of a tie. He stated that his opportunity to vote occurs at the City Council meetings and that he considers the feedback of the Board for his vote. He advised the public that the meeting provides them with an opportunity to voice their opinion on City issues. He asked that the public attending the meeting conduct themselves with the same appropriate behavior that is expected in the Council Chambers.

Council Member Martz then introduced State Senator Les Donovan and the newest DAB member, Amy Garcia, and welcomed them to the meeting.

Approval of Minutes

The minutes of the December 3, 2001 meeting were approved 9:0 (Johnson/Bulman).

Approval of Agenda

Council Member Martz noted that to accommodate staff schedules, the Planning Agenda would be heard prior to the Public Agenda. In addition, **Bob Bulman** requested to add three (3) items to the Board Agenda under Item #7.

Planning Agenda

1. Request for Amendment to DP-221- North of Hendryx and east of Julia

Donna Goltry, Metropolitan Area Planning Department, presented information for ZON 2001-00075 (associated with CUP2001-00045) as an amendment to permit auto sales and a body shop. The Metropolitan Area Planning Commission (MAPC) will review the request on January 10, 2002. Maps of the planning case site were reviewed the planning report. She stated that even though staff typically encourage automobile sales be located along Kellogg, staff felt that this site was nearby with adequate space. Goltry explained that the applicant had not requested any amendments of the zoning requirements. As stated in the report, Goltry said that staff recommends approval as an expansion of business development. Goltry also added that she had received only one call from an individual on the notification list but they had been unable to connect to discuss any issues.

Council Member Bob Martz asked for Board input and/or questions. **Almes** asked about screening on Julia Street but **Goltry** said no guidelines existed for commercial separation from the other areas. **Hoggatt** asked about the parking location for cars waiting to be repaired. It was explained that the applicant, Les Donovan, plans to construct an eight-foot concrete screening wall along side of the lot adjacent to the hotel and also the opposite side. The business will need to secure customer cars. Goltry said that the owner of the car dealership intends to be a good neighbor by ensuring that their property constructs and maintains a pleasing appearance. Senator Donovan spoke to say that his business is currently in the process of adding one or two more franchises. He wants to move body shop off the high traffic area of Kellogg and to the back of lot. He intends to provide more amenities than required to be a good neighbor and to work with other businesses in the area.

Action: The Board recommended approval, as proposed by staff by a vote of 9:0 (Dennis/Hoggatt).

Public Agenda

2. Scheduled items

Website for Homeowner and Neighborhood Associations

Lori Miller, Simply Neighbors, presented information about a resource in which homeowner and neighborhood associations may be interested. Miller explained that a website was originally intended to help new residents become acquainted with different areas of the community and the amenities and resources available with each. However, the site could also provide additional information about each City Council district. She said the site is supported by paid advertising without cost to the associations. Certain aspects of posted information and exchange would be available only to the association members. To initiate a website, a member provides information to twelve questions which is then utilized by her staff to establish the site and train a designated web administrator to maintain it.

Cash asked if items could be included such as voter information, polling sites, elected officials, etc. **Miller** said it was a service and could include any information relevant to the community. **Johnson** said he had accessed the site and was pleased.

Council Member Martz thanked Miller for providing the information.

3. Off –agenda items

George Walta, 10300 Carr Street, said that he had attended last month's meeting and would still like information on what can be done to reduce the dust on Hoover Road that runs along 13th Street. **Council Member Martz** said he would check into the possibilities with Public Works.

Staff Presentations

4. Parks & Recreation Department Presentation

Walt Bratton, Parks & Recreation Department, presented overview information regarding department programs and projects. Bratton explained how the Park Department was organized and said he just began with the City in June 2001. He is responsible for park and recreation activities and facilities north of Kellogg including Districts IV, V, & VI. Bratton talked about amenities for the district, noting the high-quality facility where the DAB V meets, Auburn Hills Golf Course & Clubhouse. He said the City maintains approximately 1,000 acres in District V including two swimming pools and fifteen public parks. **Dennis** asked about bike paths from 135th to 119th with Maple Street being widened and also to Meadow Park, located south of Maple. **Bulman** stated that he had concerns about the bike path along the river to West 21st bridge and continues across the ditch, noting that the path is dangerous along Windmill Road and Westdale Road as bicyclists contend with a lot of traffic. **Martz** said the bike path is planned to continue almost to Cheney Lake along 21st Street.

Bratton continued saying the City maintained twelve public swimming pools with eight in the north half of the city and four in the south. He said some issues regarding Buffalo Park and Swanson Park would be on the DAB V February agenda. Renovation is in process with the need for Kansas Pipeline to repair a pipe leak. Trees have been also been relocated or removed. **Martz** said maintenance is needed to keep trees out of the creek in Swanson Park for flood control.

Action: Receive and file.

Board Agenda

5. Community Police Report

No Community Police Officers for District V were in attendance to provide a report on specific concerns for the area.

6. Update on Addressing Traffic Issues for Westport & Maize

Council Member Martz provided a status report from Public Works on the temporary traffic circles on Westport. He said that the circles had been previously recommended by a committee of residents, DAB members, and staff, and supported by the District Advisory Board at a following meeting. He thanked Board Member Dave Almes for talking with TV Channel 12 about this issue. He summarized the situation with the following information: residents had come to the DAB, asking for help with traffic issues; a meeting was held at Northwest High School for all resident living in the square mile area between Tyler & Maize Roads and 13th & 21st Streets; any related issues of concern were expressed and recorded; representatives of areas both north and south of a street closure on Valleyview were chosen randomly to create a committee; two DAB Members, Dave Almes and former member Vince Miller, worked with Paul Gunzelman, Traffic Engineer, to review traffic information collected; DAB Members and staff then met with committee members to identify issues, review data regarding traffic counts, and agree upon a solution. The final recommendation was to install temporary traffic circles at the two cul-de-sacs on Westport in an attempt to slow down traffic but still provide adequate width for passage of trucks and busses. Public Works has obtained the equipment and materials necessary to build the traffic circles (at a cost of \$2,000) as an alternative to speed bumps. Council Member Martz stated that this action is an attempt to discover if the solution works as intended and, if so, apply in other similar situations where speed is a problem. Council Member Martz again thanked Almes and commented that this was a proposed solution that came from neighborhood participation.

Recommended Action: Receive and file.

Other

7. Updates, Issues, and Reports

Opportunity is provided for District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or District.

Council Member Martz shared an idea of a study proposal to Kansas Department of Transportation (KDOT) to address traffic issues at West Kellogg and Highway 235. He is recommending that inter-loops at the Kellogg exits at West Street and Dugan be considered as a possible alternative to route traffic to enter or exit Kellogg. This alternative is also known as Texas turnarounds and is being used in the newly expanded areas of Kellogg, both east and west. Although the alternative would involve some inconvenience, it would address safety concerns as

three full lanes could be used. Council Member Martz said that the City does not have funding to make big changes. The proposal was supported by the Board, especially Garcia and Bulman.

Bulman stated that he had several issues related to the district and would like feedback from the appropriate sources. He said the area around 21st Street and Hoover is very unattractive with the railroad ties left along the tracks being dismantled and a large billboard that has been under construction for a long time. **Council Member Martz** agreed that it is a real eye sore in front of Zoo.

Another concern for **Bulman** was a construction & demolition landfill at 37th & West Streets. He said that one also exists at 29th & West Streets and consists of an earth berm on three sides with an operating scale that can be viewed from the east. Bulman noticed it while driving north on West Street and wondered if it is on County or City land. He said he thought zoning didn't permit it. Bulman also said that Ritchie is seeking a permit for a construction and demolition landfill west of West Street, near the existing transfer station.

Bulman then reported that Ritchie Allen Concrete Company is pumping white residue sludge on the railroad right of way near Barefoot Bay. He is concerned about the contents and where the run-off goes.

Hunt expressed concern about the dentist office on the corner of Second and Tyler Streets. The garage burned down over a year ago but nothing has been done with the site yet. She also said that houses located at 119th and 21st Streets appear to be dilapidated and a jungle exists south of 21st and west of 119th at that intersection.

Dennis said that approval of a large commercial development at 151st Street and Central will go to Metropolitan Area Planning Commission this Thursday. Dennis said the county currently owns the area but the development will eventually impact residences in the city. **Council Member Martz** said that he would be discussing the issue with County Commissioners as a potential flooding concern. He sees the Compact 2000 committee as the best forum for this discussion. He will begin serving on this committee next week.

Dennis continued by saying how pleased he is with the DAB operation. He said he feels like citizens have an open opportunity for input. However, he said that the DAB is always telling citizens that flooding is not a zoning issue, but rather a platting issue. But based on his understanding in a meeting today with Chris Carrier, Storm Water Engineer, and Marvin Krout, Planning Department Director, flood control is not really considered when platting. Dennis doesn't think flooding issues with rezoning are considered. **Council Member Martz** said an ordinance was passed restricting new construction that would cause adverse consequences for drainage on an existing property. Council Member Martz will check on the issue but said he's fairly sure that ordinances do exist to guarantee no adverse effects from flooding. **Dennis** said he would like Martz to meet with Carrier and Krout to ensure that potential flooding is fully considered at some point in the zoning process. **Council Member Martz** stated that flooding prevention is a high priority for him. **Dennis** said his concern was at 131st Street and Central. He said the City needs a Master Basin Plan and that the DAB could make the basic recommendation

for a plan. **Martz** reiterated flooding as one of his major concerns and said that prevention was an issue with great cohesiveness between City and County. **Bulman** asked Martz to look at the northwest corner of Webb Road and Central in which a building has been constructed into the storm water ditch. He said the building had a creek in front of it.

Almes asked for update on bridge over the floodway. **Council Member Martz** said the County had previously committed funding for the 13th Street option and would be considering the other site options. Because inadequate funding to support several major projects, funding a bridge has become a concern for the City, making the support of the County critical. Council Member Martz said that he believed infrastructure came before beautification and he will fight for a bridge. He has talked to Council Member Fearey and he felt that her Bridge Task Force should conclude their study before the Council considers the item on their agenda for a final vote. He said a decision is needed so closure can be placed on the project. He feels it is unfair to the residents on 13th, 21st, or 25th Streets who would be affected to be kept waiting while the issue is pending. He wants the Council to just make a decision and then worry about the timing of construction.

Johnson asked if the concerns expressed previously regarding funeral escorts had been addressed. **Council Member Martz** said that the issue is on his list for Compact 2000.

Bulman asked for feedback on crossings over the Big Ditch. As a member of the District VI Bridge Task Force, he is attending the meetings including a session at the Idea Center.

A questions was presented about having Crime Stoppers present at a DAB meeting.

With no other business, the meeting was adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
District V